

**OBERFELD SNOWCAP**

FOR LEASE ↘

**1875 Rue du Caribou**  
Longueuil, QC

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\*\*Commercial real estate broker



# Overview

## SQUARE FOOTAGE

Ground Floor: 2,164 SF - 5,000 SF (divisible) 2<sup>nd</sup> Floor : 1,500 SF (divisible)

## ADDRESS

1875 Rue du Caribou, Longueuil, QC

## AVAILABILITY

Immediate

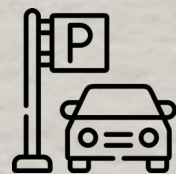
## NET RENT

Ask listing brokers

## ADDITIONAL RENT

\$5.25 PSF

PARKING  
AVAILABLE



LOCATED IN A  
RESIDENTIAL SECTOR



LOCATED NEAR A  
GOLF COURSE



THE CURRENT TENANTS  
ARE MEDICAL SERVICES



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SNOWCAP**

# Area Demographics

RADIUS : 5KM

2024 Population  
**153,793**

Total Households  
**70,109**

2024 Daytime Population  
**150,850**

Average Household  
Income  
**CA\$107,359**

Median Age  
**43.0**

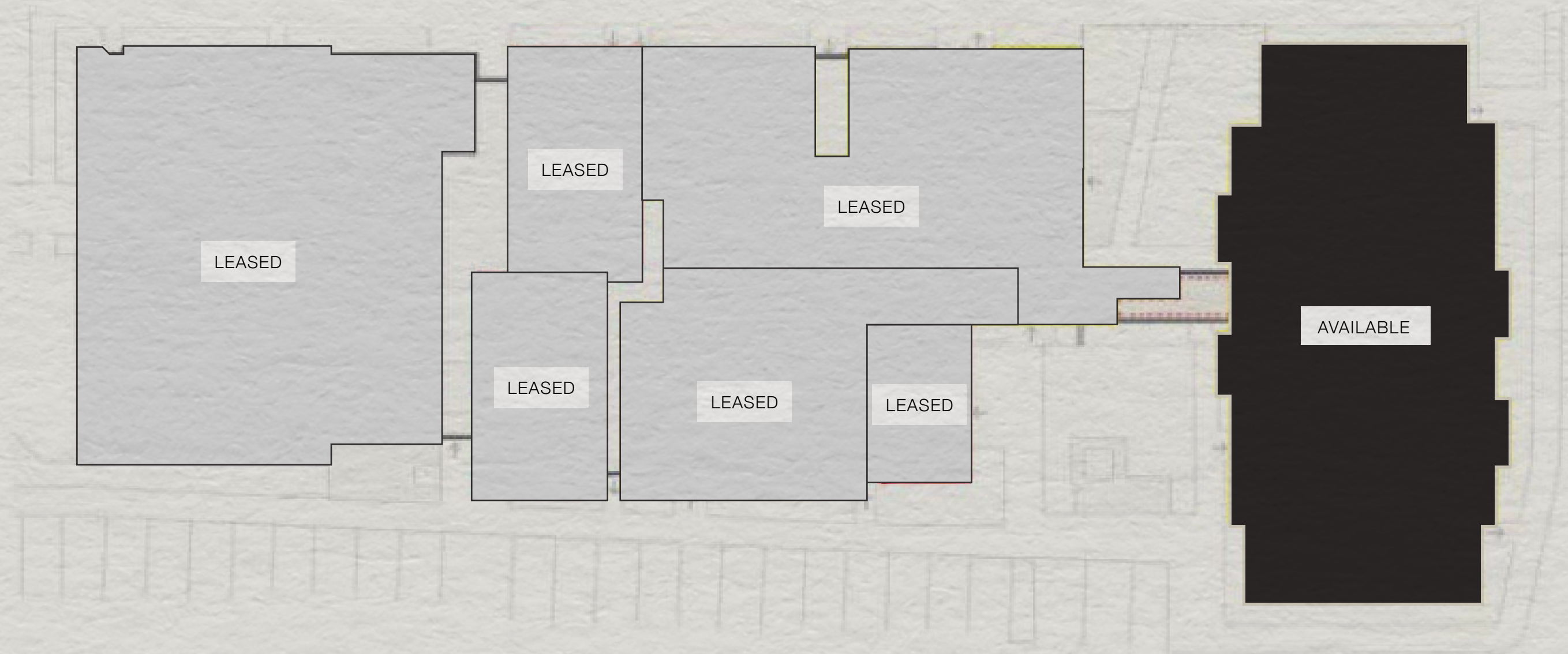
Average Household  
Expenditure  
**CA\$105,065**



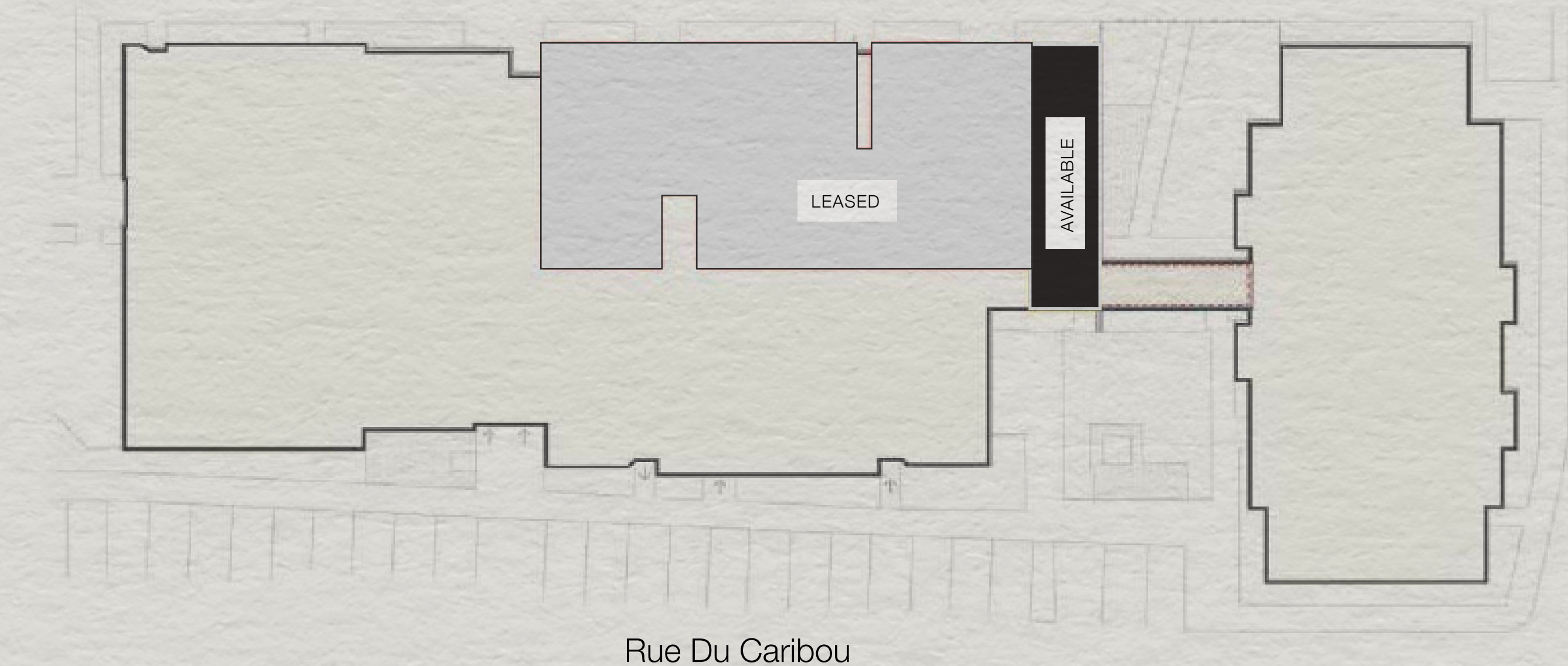
## Key Facts

Demographic Data Source: Environics (2024)

# Plan - Ground Floor



# Plan - Second Floor



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